Multi-family or commercial properties

BROCKTON WATER COMMISSION
WATER CONNECTION APPLICATION

NAME: _____ Email: _____

ADDRESS: _____ TEL #: _____

AGENT'S NAME (if being represented): _____

ADDRESS: _____ TEL #: _____

PROPERTY LOCATION: _____

GALLONS REQUESTED (per day): _____

EXISTING OR NEW CONSTRUCTION (circle one)

ACCOUNT # (if existing): _____

RESIDENTIAL or COMMERCIAL (circle one)

If commercial describe: _____

OF UNITS (two family, etc.)

OF BEDROOMS: _____ # OF BATHROOMS: _____

SHUT OFF DATE (if off): _____

REASON FOR SHUT OFF: _____

_____

WELL INFORMATION (existing or if attempted): _____

_____

PROPERTY VALUE: _____

SIGNATURE: _____ DATE: _____

CITY OF BROCKTON
Rules and Regulations of the Brockton Water Commission Pertaining to Water Connections

The Water Commission has developed specific criteria, an application process, and follow-up procedures, which are detailed below.

APPLICANTS ARE RESPONSIBLE TO OBTAIN AND INCLUDE *EIGHT* COMPLETE PACKET OF THE FOLLOWING INFORMATION. NO EXCEPTIONS. APPLICATION MUST BE RETURNED TO THE WATER COMMISSION AT 39 MONTAUK ROAD, BROCKTON. FOR FURTHER INFORMATION CONATACT THE WATER COMMISSION AT 508-580-7825.

APPLICATION PROCEDURES

1. All outstanding fees, including water/sewer/refuse and municipal real estate taxes must be paid. A current Municipal Lien Certificate (MLC) must be presented at the time of application. No exceptions. There is a $25.00 fee for an MLC and Applications must be made to the Tax Office (Basement City Hall). (Allow ten (10) days to process).

2. Narrative (letter) stating reasons for request (general impact on neighborhood and City, including economic climate and quality of life, will the property be owner occupied, etc).

3. A plot plan showing size of lot and location of buildings, location of water and sewer line and the size of the water main in the street. (Engineering, 3rd floor City Hall).

CITY OF BROCKTON

Rules and Regulations of the Brockton Water Commission

The Water Commission, pursuant to their responsibilities as set forth in the City Ordinance (Chapter 23 sec 30(f)(iv) dated September 18, 1995, and Administrative Consent Decree (ACO-SE-95-5005) as amended between the City of Brockton (the City) and the Commonwealth of Massachusetts Department of Environmental Protection (DEP) effective February 21, 1997, and in the Water Commission's By-laws Article II, promulgate these Rules and Regulations governing the use of and connections with the water distribution system of the City.

I. **Water Connections:**

1. The owner or owner's agent (the owner) of any unit, building or property requesting connection to the City's water distribution system must obtain a Water Permit from the Water Commission (the Commission) if:
   a. there has never been a connection, or
   b. the water service has been disconnected from the water supply system for any reason other than a Service Protection Shut off (see Sec. III) for a period of twelve (12) consecutive calendar months (one year) or more, or
   c. there is an existing connection and water use which may exceed one hundred and ten (110%) percent of the highest yearly consumption in the last five years at the site is anticipated, or
   d. there has been a Service Protection Shut off. (see Sec. III)

2. The Commission will evaluate the impact on the safe yield of the Brockton Distribution System (the System) as mandated by DEP and the benefit to the City when determining if the request for a connection should be approved. The Commission may establish a water allocation system specifying the number and capacity of residential and commercial connections that may be made. If approved the Permit will specify:
   a. the gallons per day (GPD) granted by the Commission, and
   b. the date (six months from the date of issuance) by which required inspections and water connection must be completed, and
   c. any special conditions required by the Commission.

3. The following are requirements of all new connections and all reconnections:

   a. Low flow toilets (1.5 gallon per flush) and low flow showerheads must be installed in all bathrooms. Faucets must have low flow aerators in the bathroom and kitchens.

   b. If property is being renovated, that property will be inspected and must obtain an occupancy permit by the Building Inspector prior to connection or reconnection to the water distribution system.

   c. Water reconnection or activation must take place within six (6) months of the date of approval.

d. All outstanding fees, including water/sewer/refuse and municipal real estate taxes must be paid prior to water connection.

e. A fee of $40.00 must be paid to the City of Brockton for the meter installation, such payment to be made to the DPW, Utilities Division Office, Brockton City Hall, 45 School Street, or at the Utilities Division Office, 39 Montauk Road.

f. For all new connections and certain reconnections of water (Service Protection Shut offs -see Sec. III) a Premium Assessment (see Attachment A) will be charged as listed in Section 23-21 of the City Ordinances and must be paid prior to the connection or reconnection.

g. In the case of a reconnection, if the meter has not been removed from the site by the Utilities Division but is missing from the property, there will be an additional fee for a replacement meter. The fee shall be equal to the cost of the replacement meter. This fee does not include costs associated with installation.

h. A multiplex or apartment or commercial building may, at the owner's request and expense, be provided with separate services with separate meters.

i. Detached buildings on one lot will be required to have separate services.

4. Any property previously granted a water connection from the Water Connection Review Board or the Water Bank must continue to meet all the terms and conditions of its approval or the owner will be subject to the fines, penalties, System Protection Shut Off (III) and remedies as set forth herein (Sec. I, 6 - the Fines and Penalties section).

5. Requests for new connections and reconnections are to be made by submitting a "Water Connection Application" (see Attachment B) to the Commission. Criteria to be used in reviewing these requests include but are not limited to the following: Commercial Development - net economic gain to the tax base, tax revenue minus cost for new construction.
   a. Commercial Development - number of jobs, broken down into classifications, i.e.: construction jobs, permanent and part-time jobs, etc.
   b. All Applicants - Must state how much water is needed? Giving this amount in gallons per day.
   c. All Applicants - Must address how they will mitigate the water use, i.e., water conservation devices, well water use, etc.
   d. All Applicants - Must address the impact on general economic climate.
   e. All Applicants for reconnections and increased use- must include a history of water use as provided in a Water and Sewer Office Ledger (this may be obtained from DPW Office).
   f. All Applicants - Must supply a current Municipal Lien Certificate (MLC) demonstrating the status of all outstanding fees, including water/sewer/refuse and municipal real estate taxes on the property.

6. FINES AND PENALTIES: Fines and penalties will be imposed in the following situations:
   All applicants who have been granted water by the Water Commission will have their water usage monitored on a quarterly basis. Usage that exceeds the allotment approved by the Water Commission shall constitute a violation.

   The violation must be corrected within fourteen (14) days of notification by Certified Mail from the Water Systems Manager of the Water Commission. A fine of two dollars ($2.00) per day from the date of notification may be levied.

   Each day of continued violation shall constitute a separate violation. Failure to comply within thirty (30) days of the issuance of the notification may result in disconnection from the System.

II. Water Meter Installation, Replacement, Reading and Servicing.

1. All new connections and reconnections shall be equipped with an automated reading device.
2. Any update of service must have an automated meter reading device installed. This device will be installed at the discretion of the Superintendent of Utilities or his agent.
3. Any meter with over 15 years of service, the recommended useful service life suggested by the Department of Environmental Protection (DEP), may be changed by the Superintendent of Utilities or his agent. (DEP Water Withdrawal Permit #9p-4-25-004.01)
4. All water services in the Brockton Distribution System will be metered and any meter may be recalibrated, repaired and replaced as necessary. (DEP Water Withdrawal Permit #9p-4-25-004.01)

III. Protection of the Water Distribution System and Service Protection Shut off.

1. Service may be shut off at the street service and the meter removed from any property that is vacant and/or in which the City's meter and water service is unprotected from either weather damage, vandalism, or theft. The Commission shall attempt to give notification by certified mail to the owner of the property according to the records of the Utility division. In cases where public health or safety is threatened an immediate shut off may be done with notice given after the fact. A Miscellaneous Service Charge (Sec. 23-25) will be charged to the service.
2. Any building or structure secured by plywood or a like and similar material may have its water service shut off at the street and its meter removed. A posting of service shut off shall be made. Also the commission shall send a certified mail notice to the property owner as listed in the records of the Utility division. A Miscellaneous Service Charge (Sec. 23-25) will be charged to the service.
3. Resumption of service following a System Protection Shut-off (Section III 1&2) that remains in effect for six consecutive months or more will require a Water Permit granted by the Commission. The Water Systems Manager may allow resumption of service within six months if the property owner has resolved all issues that prompted the service termination. An occupancy permit or certificate of fitness may be required.
4. Any connection to the Brockton Water Distribution System not previously authorized by the Commission or its predecessors, or a service which was shut-off by the City for over six (6) months, after DEP's 1986 Declaration of Water Supply Emergency and Order, and is illegally connected or reconnected to the system is subject to charges for water usage from the time of the 1986 Water Emergency Declaration or from that time that the property owner can verify the establishment of the illegal connection. This charge shall be based on the maximum Gallon Per Day usage determination for design criteria as specified under DEP's Title V regulations, 310 CMR 15.203 (see attachment D) The connection will be immediately shut-off and will require the property owner to pay all charges for water use, fines and penalties before a new Water Permit is issued.

Attachment A

CHAPTER 23

Water, Sewers and Sewage Disposal

Section 23-21 – Connections to the Water System.

Whenever any property is connected to the city water supply, the estate so connected shall be assessed in addition to the actual costs of construction, a premium of one thousand five hundred dollars ($1,500.00) per inch.

There shall be no connection to the city water supply less than one (1) inch.

The premium assessment shall not apply to connections solely for automatic sprinkler systems. Any property connected on or after August 1, 1991, shall be assessed an annual fee according to the following schedule:

Diameter	Assessment
4 inches	$400.00
6 inches	$500.00
6 inches	$500.00
8 inches	$600.00

All charges shall be a lien against the real estate so connected, and as the premium assessments are collected, they shall be allocated to a special fund for capital improvements to the water supply